



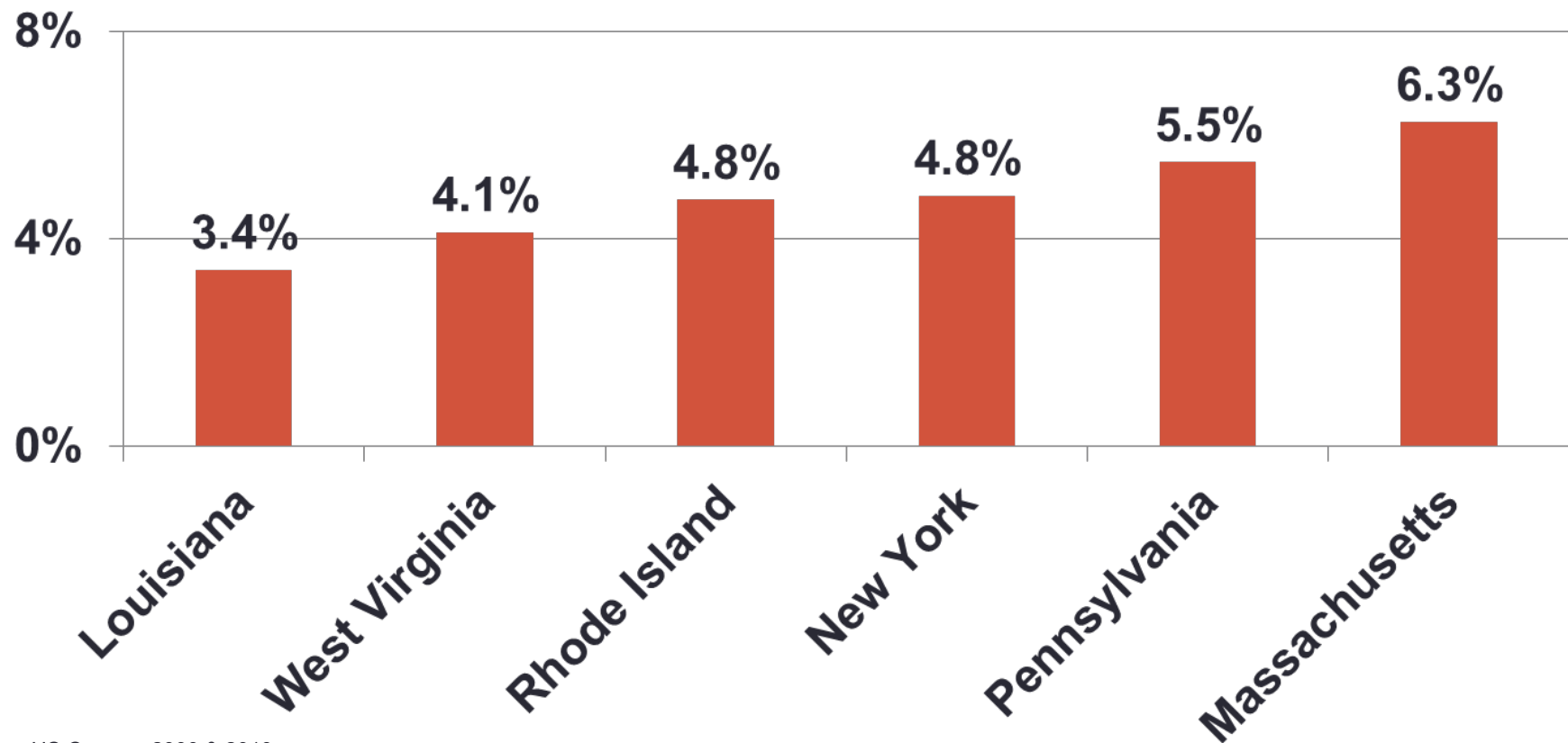
PLANNING AHEAD FOR HOUSING IN MASSACHUSETTS

Executive Office of Housing and Economic Development

July 2012

Housing in Massachusetts

Over the last decade, our production of housing has been among the lowest in the United States



Housing Prices in Massachusetts

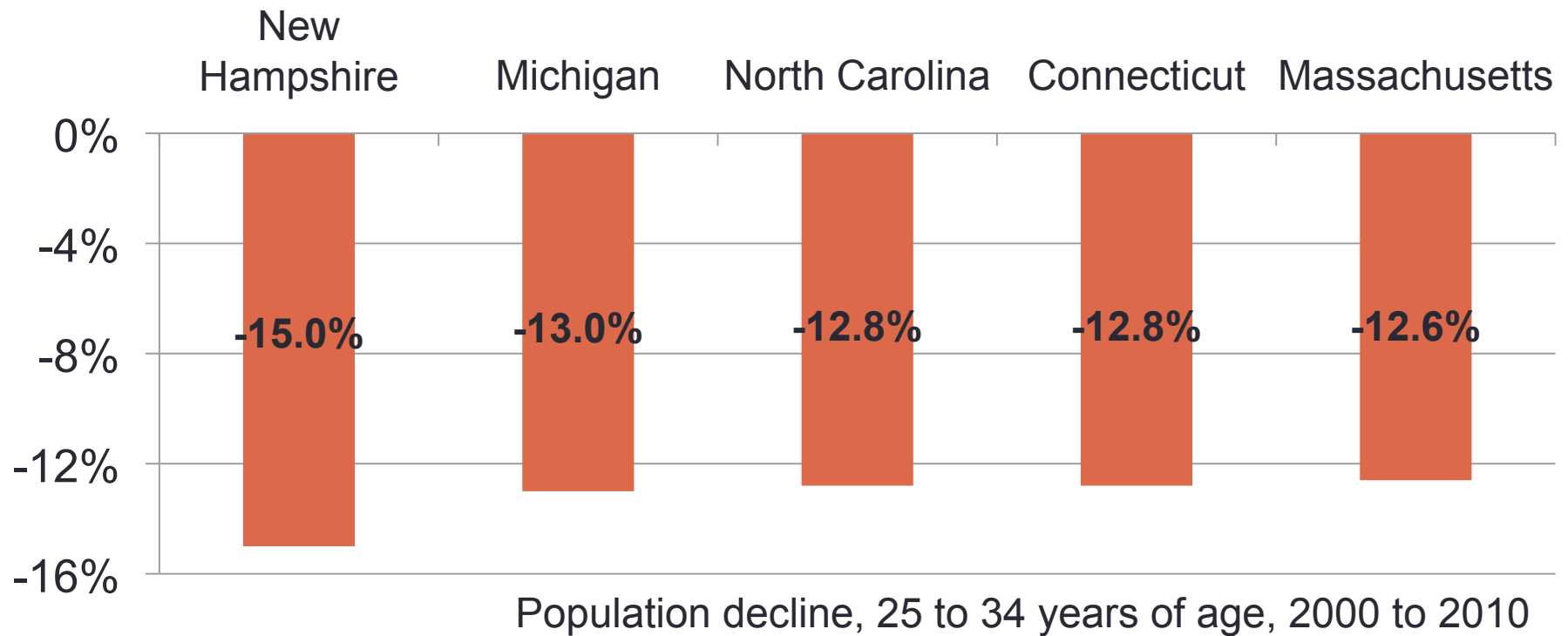
Our housing prices are among the highest in the nation

Massachusetts median home value
is **more than double** that of the
national median.

National Association of Realtors

Young Families and Individuals in Massachusetts

Young families and individuals have been leaving the state in large numbers



The impact on our competitiveness

In our talent-based economy, economic competitiveness has been negatively affected

New England had the greatest rate of outflow of recent college graduates of any US region.

Federal Reserve Bank of Boston, 2008

In the last decade.....

Median Household Income has risen from
\$50,502 to \$64,509



28%



90%

Median Home Value has risen from
\$185,700 to \$352,300

In the last decade.....

423,793 to 704,799

Households spending over
35% of household income
on housing costs

66%

Housing production improves our competitiveness

Housing is important enough that it was identified by the 34 member Economic Development Planning Council and included in the Administration's Economic Development Plan

Choosing to
Compete
in the
21st Century

- Advance Education and Workforce Development for Middle Skills Jobs
- Support Innovation and Entrepreneurship
- Support Regional Development
- Increase the Ease of Doing Business
- Address Our Cost Competitiveness

The benefits of housing for local communities

- For the last 20 years, our prevailing attitude has been that new housing is not likely to be good for communities
- The truth is, new housing makes our communities better and stronger.

Connects employers to residents
and supports location based
economic development

Rehabilitates and re-use historic
properties

Revitalizes our downtowns and
village centers

Supports a healthy balance of
young and old residents, which
makes our communities
interesting, sustainable and fun

The Patrick-Murray Administration's Housing Policy

Beyond our efforts to support traditional affordable housing, we are also working with local communities to support market rate housing that is accessible to moderate income families and individuals.

- ✓ **Reasonably dense**
- ✓ **Reasonably located**
- ✓ **Reasonably priced**

Housing Tools

In the past, communities have used various Commonwealth tools to increase the production of market rate and affordable housing.

- Chapter 40B Local Initiative Program
- Chapter 40R
- DHCD Housing Assistance
- MassWorks Infrastructure Program

Southfield, Planned Village

Redevelopment of the former South Weymouth Naval Base

1.7M square feet of commercial and retail will be developed and over 1,000 acres of green space will be preserved.

As of Spring 2012, 226 apartments and retail space have been constructed. In total 2,855 homes will be constructed

- ✓ Various unit sizes
- ✓ Transit Oriented
- ✓ Range of price points, including moderate and affordable



Somerville, Assembly Square

5M square foot mixed use on

66.5 acres of underutilized land

In total, 2,100 residential units



- ✓ Mixed-use & Transit-Oriented
- ✓ Large scale delivery of market rate housing
- ✓ 450 rental units will be constructed as part of Phase I
- ✓ 88.5% market rate (Phase I)



Easton, North Easton Village

Redevelopment of the Ames Shovel Works industrial building

Mixed use, with a new gallery, museum and open space

113 residential units

- ✓ Adaptive re-use of historic buildings
- ✓ Transit-Oriented
- ✓ 83 market rate units and 30 affordable units



Expanding the Housing Toolkit

Continued Use of Existing Tools

- ✓ Chapter 40B Local Initiative Program
- ✓ Chapter 40R
- ✓ DHCD Housing Assistance
- ✓ MassWorks Infrastructure Program

Consideration of Incremental Tools

- ✓ Housing Development Incentive Program
- ✓ State support for housing within “Compact Neighborhoods”
- ✓ Chapter 43D for Housing

The Patrick-Murray Administration's Housing Policy

We look forward to working with those local communities that are planning ahead for market rate and affordable housing.

- ✓ **Reasonably dense**
- ✓ **Reasonably located**
- ✓ **Reasonably priced**